

INTERVIEW WITH THE SELLERS

Valuable insight on owning this home



PROPERTY ADDRESS:

19410 Timpson Reservoir Drive, Cypress, TX 77433

1. Why did you decide to buy this home for yourself?

Read Town Lake area amenities.

2. What do you think are the best features of your home?

Very energy efficient
Lots of natural light
Love the high Ceilings
Great big back yard

3. Tell me what you like best about your neighborhood?

This is a very safe and quiet area. going outside at any time is soundless

4. What are your favorite places for recreation, shopping and eating nearby?

The boardwalk at Town Lake

Useful Property Information

5. What are your average utility bills?

	SUMMER	WINTER
Average Electric Bill	150	70
Average Gas Bill	30	80
Average Water Bill	150	70

6. How old are the the following items?

	UNIT 1	UNIT 2
Air Conditioning	9	9
Furnace	9	9
Water Heater	9	9
Dishwasher	9	9
Garbage Disposal	2	2
Pool		
Pool Pumps		

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7. Please list any updates/upgrades made to the property.

UPGRADES / UPDATES	YEAR COMPLETED
both A/C coils replace	2022
add tiles on cover patio	2020
French drains on back and side yuard	2020
remove grass on both sides of home and add flag stone and rocks	2020
add speakers on living room and patio	2019
Master closet updated	2019
Garage shoe rack	2019
Dress all windows with wood shutters	2016
new garbage disposal and left garage door opener	2022
Stain fence	2016 / 2020

Exclusions

Included When Selling a Home: Any equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security systems, fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, pool cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by seller and attached to the above described real property. Any window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: satellite dish systems, garage doors, entry gates and other improvement and accessories.

8. Are there any exclusions, or items you are not including, with the sale of the property?

No Yes (Please be sure to reference above list of inclusions)

If Yes, please list any exclusions below:

Most furniture are included plus TV and appliances